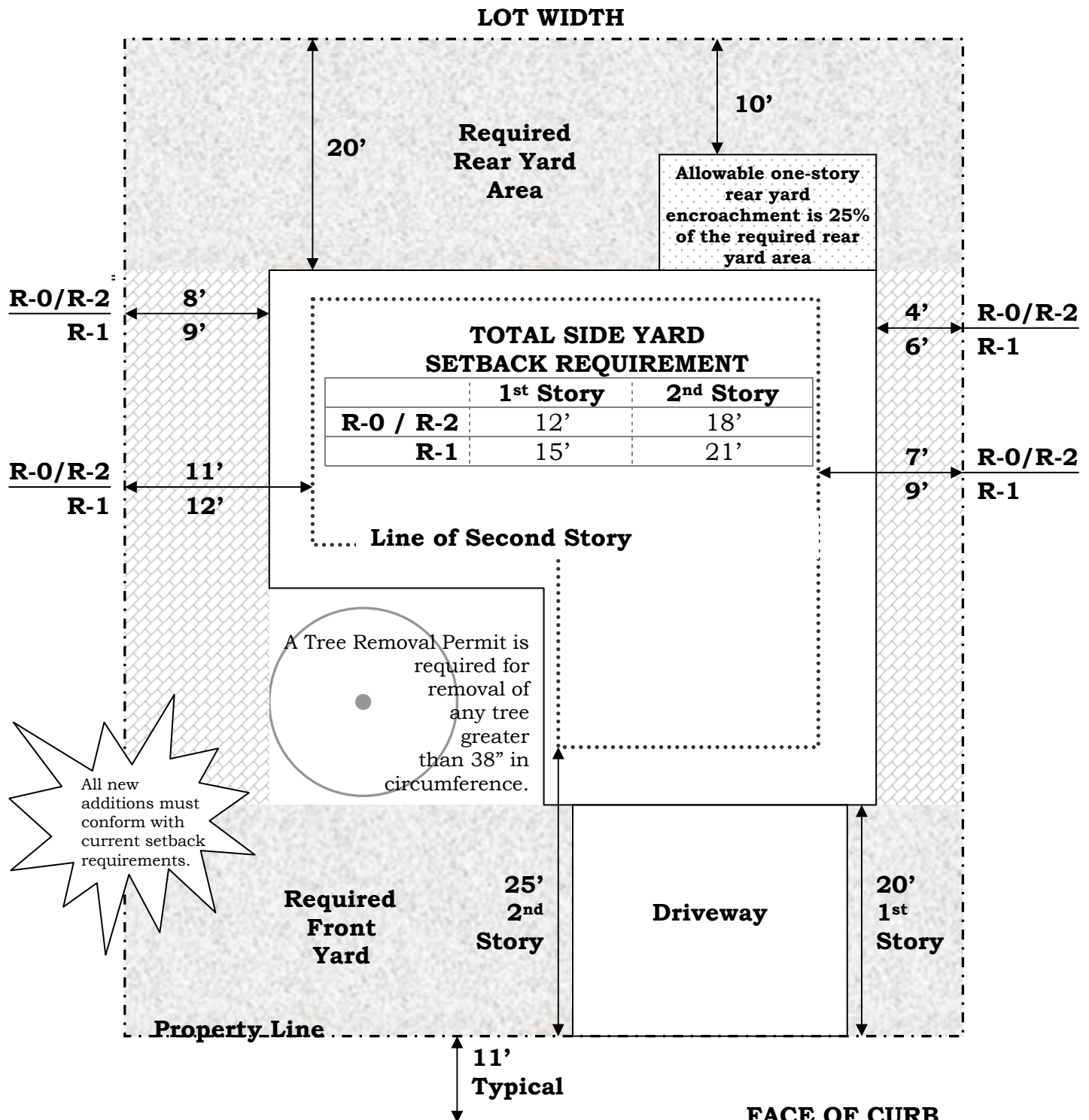


# SETBACK AND ZONING REQUIREMENTS FOR THE R-0, R-1 and R-2 Zoning Districts



- **Maximum Lot Coverage** = 45% - 1 story and 40% - 2 story. Lot Coverage includes enclosed and unenclosed roofed patios.
- **Floor Area Ratios (FARs)** above the following percentages and square footage require a Planning Commission Hearing.  
 R-0, R-1 and R-2: 45% or 4,050 sq. ft., whichever is less.  
 R-2 Duplex or Multi-Unit : 55% or 4,050 sq. ft., whichever is less.  
 Floor Area includes both living area and garage area. Basements which are no more than 2 ft. above grade are not included as floor area. FAR is the ratio of the house size to the lot size.

# *Things to Know for Additions or New Construction of Single-Family Homes*

The following is a list of unusual or special requirements for single family home additions or construction. In addition to these requirements, all homes are subject to development standards such as setbacks, lot coverage and height limitations for the zoning district. Information about these general requirements is available from the Planning Division at City Hall or on the City's website at [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com).

## **DESIGN REVIEW**

All second stories, regardless of size, or any first-story residential addition that is greater than 20% of the existing floor area (including the garage) are subject to Design Review.

**The design is reviewed for conformance with the Single-Family Home Design Techniques. Please review these guidelines prior to submitting an application with the Planning Division. A copy of these guidelines is available from the Planning Division or at [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com).**

These guidelines are policy statements on neighborhood compatibility, architectural detail and privacy. Important design considerations include:

- Compatibility with the neighborhood.
- Compatibility with the existing house.
- Window placement and design.
- Roof materials - must equal or improve the quality of the existing material on the house. For example, 30 year composition shingles must be replaced with 30 year or better. Please see the Re-Roofing brochure for further information.

## **REQUIRED NOTICING**

Any addition or new construction that involves a second story component or adds more than 50% of the area of the existing house requires noticing of neighbors. Neighbors are given a 14-day comment period to review the plans and raise any concerns they might have.

## **PUBLIC HEARINGS**

For additions or homes that are equal to or less than the Floor Area Ratio (FAR) or square footage threshold for each zoning district, the application may be reviewed at the staff level. Projects that exceed the threshold FAR or 4,050 sq. ft. must be reviewed at a public hearing by the Planning Commission.

## **SOLAR STUDY**

For any new second story addition, a solar access study may be required showing projected shadow patterns on roofs of adjacent properties. No structure may shade more than 10% of the area of an adjacent property's roof. Please speak with a planner for more details on solar access study requirements.

## **GARAGE CONVERSIONS AND PARKING REQUIREMENTS**

- If you would like to **convert an existing garage or carport** into living area, you will be required to provide an equivalent number of *covered* parking spaces on your property. A two-car garage has a required minimum area of 400 sq. ft. The interior dimension of the garage cannot be reduced to less than 17' (w) x 18' (d). Existing garages /carports which do not meet these minimum dimensions may not be reduced further in size.
- **Single-Family homes which do not meet current parking standards of two covered (garage or carport) and two uncovered spaces** are required to upgrade their properties when proposing additions that result in 4 or more bedrooms or result in 1,800 square feet or more (including garage) in total floor area.

## **VISION TRIANGLES**

Vision triangles are areas which must be kept clear of all objects except for fences, hedges shrubs or other natural objects of 3 feet or less in height. All lots must maintain a 10 foot driveway vision triangle, created by measuring ten feet along the outer edge of a driveway and ten feet along the back edge of a public sidewalk from the point where the driveway and sidewalk meet. Corner lots must maintain a corner vision triangle of 40 feet, formed by measuring 40 feet along each property line from the corner where the two street side of the property meet. Please see the brochure, *Vision Triangles*, for further information.

## **FIRE SPRINKLERS**

If you are building a new house or an addition greater than 50% of the existing living area (not including the garage), you are required to install fire sprinklers in the new house. A Fire Protection Engineer can answer any questions you have about this requirement.